

Chairperson Scott Hickle  
Vice-Chairperson Pete Bienski  
Parliamentarian Nancy Hardeman



Commissioners  
Michael Beckendorf  
Leo Gonzalez  
Bobby Gutierrez  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
WORKSHOP MEETING  
THURSDAY, JULY 17, 2014 – 5:00 P.M.  
ROOM 305, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

### **1. CALL TO ORDER.**

Vice-Chairperson Bienski called the meeting to order at 5:05 pm.

Commission Members Present: Mr. Pete Bienski, Mr. Bobby Gutierrez, Mr. Michael Beckendorf, Mr. Leo Gonzalez, Mr. Kevin Krolczyk, Prentiss Madison, Mr. Robert Swearingen, and Ms. Nancy Hardeman.

Commission Members Absent: Mr. Scott Hickle.

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Ms. Lauren Crawford, First Assistant City Attorney; Mr. Randy Haynes, Senior Planner; Ms. Maggie Dalton, Staff Planner; Mr. Matthew Hilgemeier, Staff Planner; Mr. Cody Cravatt, Development Manager; and Mr. Phillip Melton, Planning Intern.

### **2. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).**

- a. Upcoming regular meeting dates are August 7, August 21, and September 4.
- b. ½-day development/CIP tour on August 14.
- c. Health and Wellness Master Plan website [www.bryanwellnessplan.com](http://www.bryanwellnessplan.com)

Mr. Zimmermann reminded Commissioners of upcoming meetings and advised that the Bryan Health and Wellness Plan website was online and functional.

### **3. PLANNING AND ZONING COMMISSION SUBCOMMITTEE UPDATES (Questions may be directed to staff; no action will be taken).**

- a. **Subdivision Ordinance Update (Hardeman/Krolczyk).**
- b. **Comprehensive Plan Update (Bienski/Hardeman/Hickle).**
- c. **Off-Street Parking for Multi-Family Developments (Beckendorf/Gonzalez/Gutierrez).**  
**Zoning/Land and Site Development Ordinance Updates (Hardeman/Madison).**

Mr. Zimmermann provided subcommittee updates.

**4. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF JULY 17, 2014 (Questions may be directed to staff; no action will be taken).**

Questions were directed to staff. No action was taken.

**5. STAFF PRESENTATION CONCERNING HOOKAH BAR USES (Questions may be directed to staff; no action will be taken).**

Mr. Hilgemeier gave a staff presentation. He advised that the City Council was requesting the Planning and Zoning Commission's input on hookah bars and he discussed the issues pertaining to hookah bars regarding zoning and the smoking ordinance. Mr. Hilgemeier advised that staff will be presenting a recommendation at the next regular meeting on August 7, 2014. No action was taken.

*Commissioner Madison entered the room at 5:31 pm.*

**6. STAFF PRESENTATION CONCERNING THE 2001 DOWNTOWN BRYAN MASTER PLAN (Questions may be directed to staff; no action will be taken).**

Mr. Haynes gave the presentation on the 2001 Downtown Bryan Master Plan. He reviewed the Downtown Master Plan and stated that the plan is not yet complete and that it would be a continual work in progress. No action was taken.

**7. FUTURE AGENDA ITEMS (A Planning and Zoning Commission member may request that a subject for which notice has not been given be placed on an agenda for a future meeting).**

Commissioner Gutierrez requested a discussion about possibly limiting uses on the first floor of downtown properties to retail uses for a future workshop meeting.

**8. ADJOURN.**

Without objection, Vice-Chairperson Bienski adjourned the meeting at 5:56 pm.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the 7<sup>th</sup> day of **August, 2014.**

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A. S. Hickle, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas

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Martin Zimmermann, AICP  
Planning Administrator and Secretary to the  
Planning and Zoning Commission